

# **PLANNING BOARD MINUTES**

**May 9, 2012**

**Town Council Chambers**

**Board members present:**

**Jan Eckhart, Chairman     Ron Wolanski, Town Planner**

**Richard Adams, Vice Chairman**

**Audrey Rearick**

**Gladys Lavine**

**Pete Marnane**

**Charlene Rose-Cirillo**

**Betty Jane Owen**

**The meeting was called to order at 6:30 pm.**

**1. Approval of the minutes of the April 11, 2012 regular Planning Board meeting.**

**Motion by Ms. Rearick, seconded by Mr. Marnane, to approve the minutes of the April 11, 2012 regular Planning Board meeting. Vote: 7-0-0.**

**2. Recommendation to the Town Council on appointments to serve on the Aquidneck Island Planning Commission.**

**Motion by Ms. Rearick, seconded by Ms. Cirillo, to recommend to the Town Council that Mr. Eckhart, Mr. Adams and Ms. Lavine (alternate) be reappointed to represent the Town on the Aquidneck Island**

**Planning Commission. Vote: 7-0-0.**

**3. Correspondence –**

**o Memo from Town Planner regarding administrative subdivision approval, Carol A. Cummings & Patrick J. Kerins, Administrative Subdivision, Vaocluse Ave. Plat 129, Lots 154 & 705.**

**Motion by Ms. Owen, seconded by Ms. Cirillo, to receive the communication. Vote: 7-0-0.**

**o Memo to Town Solicitor from Town Planner, dated April 30, 2012, regarding draft proposed wind turbine ordinance amendments.**

**Mr. Wolanski updated the Board on the ongoing effort to draft amendments to the town's wind turbine ordinance. Once the amendments are forward to the Town Council, and if the Council decides to proceed, the amendments will be sent the Planning Board with a request for a recommendation.**

**Mr. Adams expressed concern over the proposed turbine height limitation of 120 feet and the expense of the environmental impact statement requirements.**

**Mr. Wolanski stated that the Town Council, in its direction to the administration and the solicitor, requested certain specific restrictions, including the 120 foot height limit, limitation to installation on agricultural property only, and the requirement that there be no flicker/shadow impacts on abutting property. It also requested that the recommendations included in state guidance be considered.**

**There was discussion of the definition of agricultural property. Mr. Wolanski stated that the restriction requested by the Town Council**

would limit installation of wind turbines to properties that are in active agricultural production, including field crops, live stock, and nursery operations.

Motion by Ms. Owen, seconded by Ms. Cirillo, to receive the communication. Vote: 7-0-0.

4. Public Hearing – Peter Gallipeau, Proposed 12 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4, Request for Preliminary Plan Approval.

5. Peter Gallipeau – Request for one-year extension of Master Plan approval, including extension of time limit to meet conditions of master plan approval - Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 216, 217, 218.

6. Peter Gallipeau, Request for one-year extension of Master Plan approval - Proposed 9 lot Major Subdivision (conventional subdivision plan), Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 216, 217, 218.

Mr. Eckhart stated that the applicant for the above three items, Mr. Gallipeau, has requested a continuance, and has submitted a letter agreeing to the extension of the timeframe for a decision on the preliminary plan application to June 13, 2012.

There was discussion of the repeated continuance requests. Members expressed a desire to move the process forward. The Board requested that Mr. Wolanski inform the applicant that the Board intends to resume the public hearing and review of the preliminary plan application during its June 13, 2012 meeting. The Board also requested that the abutters be notified by first class mail of Board's

**intention.**

**Motion by Ms. Owen, seconded by Ms. Rearick, to continue the above items, including the public hearing, to the June 13, 2012 regular Planning Board meeting, 6:30pm. Vote: 7-0-0.**

**7. Nunes Properties, LTD., Proposed administrative subdivision, property fronting on Meadow Lane & East Main Rd., Plat 118, Lots 25B & 34.**

**Mr. Eckhart stated that the applicant has submitted a letter requesting that the application be withdrawn.**

**Motion by Ms. Owen, seconded by Ms. Cirillo, to approve the withdrawal of the application without prejudice. Vote: 7-0-0.**

**8. Update on Comprehensive Community Plan 5-year update process.**

**Mr. Adams stated that work on the draft updates continues. The next meeting will include review of the economic development element.**

**9. Update on activities of the Aquidneck Island Planning Commission.**

**Mr. Adams updated the Board on the ongoing efforts of the AIPC.**

**10. Review and discussion of draft zoning ordinance amendment regarding solar photovoltaic installations in residential districts.**

**Mr. Wolanski reviewed the preliminary draft of the proposed amendments.**

**There was discussion of the need to reconsider the proposed setback requirements. The Board also requested that the draft be formatted to more clearly distinguish between the requirements for installation in business districts vs. residential districts.**

**By consensus the matter was continued to the June 13, 2012 meeting**

**for further consideration.**

**Motion by Ms. Rearick, seconded by Mr. Marnane to adjourn. Vote:  
7-0-0**

**The meeting adjourned at 7:30 pm**

**Respectfully submitted:**

**Ronald M. Wolanski**

**Town Planner**